

145.0

0005

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

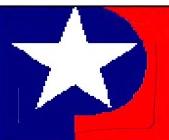
910,700 / 910,700

USE VALUE:

910,700 / 910,700

ASSESSED:

910,700 / 910,700


Patriot
Properties Inc.
PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 60 | | ARLMONT ST, ARLINGTON |

OWNERSHIP

| Owner 1: | MARTIN JOHN/KENDRA HANNA | Unit #: | |
|----------|--------------------------|---------|--|
| Owner 2: | | | |
| Owner 3: | | | |

Street 1: 60 ARLMONT ST

Street 2:

Twn/City: ARLINGTON

| | | | |
|---------------|--------|-------|------------|
| St/Prov: MA | Cntry: | | Own Occ: Y |
| Postal: 02476 | | Type: | |

PREVIOUS OWNER

| | |
|----------|--------------------------|
| Owner 1: | WINEGARDNER ERIC/ROBYN - |
| Owner 2: | - |

Street 1: 60 ARLMONT ST

Twn/City: ARLINGTON

| | | | |
|---------------|--------|-------|--|
| St/Prov: MA | Cntry: | | |
| Postal: 02476 | | Type: | |

NARRATIVE DESCRIPTION

This parcel contains 4,960 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1937, having primarily Brick Exterior and 1748 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 4960 | | Sq. Ft. | Site | | 0 | 80. | 1.15 | 9 | | | | | | | | | 455,038 | | | | | | 455,000 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|--------------|-----------------|----------------|--------------------------------|------------|----------------|-------------------|-----------|
| 101 | 4960.000 | 455,700 | | 455,000 | 910,700 | | 95275 |
| Total Card | 0.114 | 455,700 | | 455,000 | 910,700 | Entered Lot Size | GIS Ref |
| Total Parcel | 0.114 | 455,700 | | 455,000 | 910,700 | Total Land: | GIS Ref |
| Source: | Market Adj Cost | | Total Value per SQ unit /Card: | 521.00 | /Parcel: 521.0 | Land Unit Type: | Insp Date |
| | | | | | | | 03/12/09 |

PREVIOUS ASSESSMENT

Parcel ID: 145.0-0005-0010.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 101 | FV | 455,700 | 0 | 4,960. | 455,000 | 910,700 | 910,700 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 382,500 | 0 | 4,960. | 426,600 | 809,100 | 809,100 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 382,500 | 0 | 4,960. | 352,700 | 735,200 | 735,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 382,500 | 0 | 4,960. | 324,200 | 706,700 | 706,700 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 382,500 | 0 | 4,960. | 295,800 | 678,300 | 678,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 334,600 | 0 | 4,960. | 290,100 | 624,700 | 624,700 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 334,600 | 0 | 4,960. | 269,600 | 604,200 | 604,200 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 334,600 | 0 | 4,960. | 256,500 | 591,100 | 591,100 | | 12/13/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| WINEGARDNER ERI | 53209-251 | | 7/15/2009 | | 607,600 | No | No | | |
| RICKARD ANDREW | 43559-224 | | 8/20/2004 | | 572,000 | No | No | | |
| STAGLIANO NANCY | 31504-90 | | 6/20/2002 | | 495,000 | No | No | | |
| STAGLIANO NANCY | 31504-90 | | 6/15/2000 | Family | | 1 | No | No | |
| HERB CHARLENE | 28697-109 | | 6/12/1998 | Family | | 1 | No | No | A |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------------|--------|----------|--------|-----|------------|----------|------------|---------|
| 11/17/2004 | 1110 | Re-Roof | 9,064 | | | | | |
| 3/15/2004 | 166 | Redo Bat | 8,500 | | G6 | GR FY06 | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-------------|
| 3/12/2009 | Inspected | 189 | PATRIOT |
| 6/7/2005 | Permit Visit | BR | B Rossignol |
| 12/2/2004 | MLS | MM | Mary M |
| 11/17/2002 | MLS | MM | Mary M |
| 9/18/2000 | MLS | MM | Mary M |
| 4/13/2000 | Inspected | 276 | PATRIOT |
| 12/7/1999 | Mailer Sent | | |
| 11/16/1999 | Measured | 263 | PATRIOT |
| 7/1/1988 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

| | | | | | | | | | | | | | | | | | |
|--|-------------------|--------------|-----|---------------------------|-------------------|-------------------------|-----|-------------------|------------|------|-----|----------------------|------|--------|------------|------------|--------------|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | |
| Type: 97 - Tudor | | | | Full Bath: 1 | Rating: Very Good | | | PDAS. | | | | | | | | | |
| Sty Ht: 2 - 2 Story | | | | A Bath: 1 | Rating: | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: 1 | Rating: Very Good | | | | | | | | | | | | |
| Foundation: 1 - Concrete | | | | A 3QBth: | Rating: | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | 1/2 Bath: 1 | Rating: | | | | | | | | | | | | |
| Prime Wall: 7 - Brick | | | | A HBth: | Rating: | | | | | | | | | | | | |
| Sec Wall: 1 - Wood Shingl | 50 % | | | OthrFix: | Rating: | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | | | OTHER FEATURES | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | Kits: 1 | Rating: Very Good | | | | | | | | | | | | |
| Color: RED | | | | A Kits: | Rating: | | | | | | | | | | | | |
| View / Desir: | | | | Fpl: 1 | Rating: Good | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | | | | | | | | | | |
| Grade: C+ - Average (+) | | | | CONDOS INFORMATION | | | | | | | | | | | | | |
| Year Blt: 1937 | Eff Yr Blt: | | | Location: | | | | | | | | | | | | | |
| Alt LUC: | Alt %: | | | Total Units: | | | | | | | | | | | | | |
| Jurisdct: G6 | Fact: . | | | Floor: | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: VG - Very Good | 4.6 % | | | Exterior: | No Unit | RMS | BRS | FL | | | | | |
| Prim Int Wall: 2 - Plaster | | | | Functional: | | | | Interior: | 1 | 7 | 3 | | | | | | |
| Sec Int Wall: | | % | | Economic: | | | | Additions: | | | | | | | | | |
| Partition: T - Typical | | | | Special: | | | | Kitchen: | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Override: | | | | Baths: | 2004 | | | | | | | | |
| Sec Floors: 4 - Carpet | 15 % | | | Total: | 4.6 % | | | Plumbing: | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | CALC SUMMARY | | | | Electric: | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: | 125.00 | | | Heating: | | | | | | | | | |
| Bsmnt Gar: 1 | | | | Size Adj.: 1.24638760 | | | | General: | | | | | | | | | |
| Electric: 3 - Typical | | | | Const Adj.: 1.01314163 | | | | Totals | 1 | 7 | 3 | | | | | | |
| Insulation: 2 - Typical | | | | Adj \$ / SQ: | 157.846 | | | | | | | | | | | | |
| Int vs Ext: S | | | | Other Features: | 95750 | | | | | | | | | | | | |
| Heat Fuel: 1 - Oil | | | | Grade Factor: | 1.10 | | | | | | | | | | | | |
| Heat Type: 5 - Steam | | | | NBHD Inf: | 1.00000000 | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | NBHD Mod: | | | | | | | | | | | | | |
| % Heated: 100 | | % AC: | | LUC Factor: | 1.00 | | | | | | | | | | | | |
| Solar HW: NO | | Central Vac: | NO | Adj Total: | 477718 | | | | | | | | | | | | |
| % Com Wall | | % Sprinkled: | | Depreciation: | 21975 | | | | | | | | | | | | |
| | | | | Depreciated Total: | 455743 | | | | | | | | | | | | |
| MOBILE HOME | | | | WtAv\$/SQ: | | AvRate: | | Ind.Val: | | | | | | | | | |
| Make: | | Model: | | | | | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | | | | | | |
| PARCEL ID 145.0-0005-0010.0 | | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
| 2 | Frame Shed | D | Y | | 18X12 | A | AV | 1985 | | 0.00 | T | 27.2 | 101 | | | | |
| More: N | Total Yard Items: | | | | | Total Special Features: | | | | | | | | Total: | | | |
| IMAGE AssessPro Patriot Properties, Inc | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |